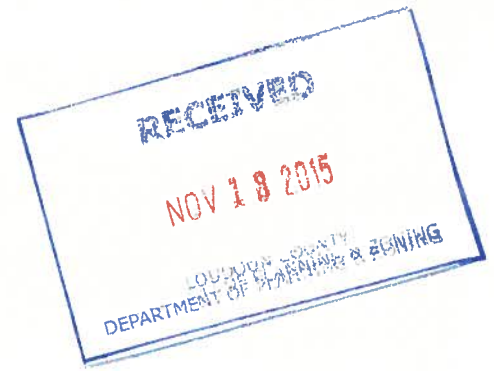


William J. Keefe
Planner
(571) 209-5774
wkeefe@thelandlawyers.com



WALSH COLUCCI
LUBELEY & WALSH PC

November 12, 2015



Via e-Mail & Hand Delivery

Mr. John Merrithew, AICP
Assistant Director of Planning
Loudoun County Department of Planning
1 Harrison St., S.E., 3rd Floor
Leesburg, VA 20177

Re: Pre-Application Conference Proposal for Sign Development Plan Application:
Loudoun Hospital Center Property - PIN: 082-19-1967-000, 88.0 Acres

Dear Mr. Merrithew:

On behalf of Loudoun Hospital Center (the "Applicant"), I am enclosing the submission package for a pre-application conference to discuss a Sign Development Plan (SIDP) for the Inova-Lansdowne Hospital Center property. The Sign Development Plan will include ground mounted, building mounted, and directional signs for the hospital campus.

I request that this pre-application conference be scheduled as soon as possible.

For your review, I have included eight copies of the documents for the Sign Development Plan including graphics for the Lansdowne Hospital Center property and a preliminary set of graphics for the SIDP. Also enclosed is a list of questions and issues to be discussed at the pre-application conference.

If I may answer any questions or be of further assistance regarding this submission, please do not hesitate to contact me at (703) 737-3633.

Very truly yours,

WALSH, COLUCCI, LUBELEY &
WALSH, P.C.

William J. Keefe
Planner

ATTORNEYS AT LAW

703 737 3633 ■ WWW.THELANDLAWYERS.COM
1 E. MARKET STREET ■ SUITE 300 ■ LEESBURG, VA 20176-3014

ARLINGTON 703 528 4700 ■ WOODBRIDGE 703 680 4664

Mr. John Merrithew
Assistant Director of Planning
November 12, 2015
Page 2

Enclosures: • SIDP Application Form
• Property Map for Lansdowne Hospital Center Property

Cc: Mr. H. Patrick Walters, Inova
Mr. Andrew May, Inova
J. Randall Minchew, Esq., WCLW
Mr. Jason Beshore, HDR
Mr. Jeff Zoll, HDR

WJK:jla

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Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Metro 478-8416 • Fax (703) 777-0441

REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE
PLEASE PRINT IN INK OR USE TYPEWRITER

Applicant Loudoun Hospital Center Phone 703-645-2786

Applicant's Address 8110 Gatehouse Rd., Suite 200W, Falls Church, VA 22042

Representative (Contact Person) William J. Keefe, Planner Phone 703-737-3633

Representative's Company Walsh, Colucci, Lubeley & Walsh, P.C. E-mail wkeefe@thelandlawyers.com

Representative's Address One East Market Street, Leesburg, Virginia 20176

Current Property Owner Loudoun Hospital Center

Owner's Address 8110 Gatehouse Rd., Suite 200W, Falls Church, VA 22042

Name of Subdivision, Development, or Business Lansdowne Corporate Center

LCTM # (Loudoun County Tax Map #) 16211211121

MCPI # (Map Cell Parcel Indicator #) 082-19-1967

Proposal/Request Sign Development Plan (SIDP) for Hospital Campus

Project Location North of Route 7 and east of Lansdowne Boulevard

Existing Zoning PD-OP Project Acreage 88 acres Election District Ashburn

Zoning Ordinance Reference for Requested Use (ie: Table 2-1303 Pet Farms; or Section 3-103E
Community Center): Section 5-1202E, Alternative Sign Regulations

Rezoning: From existing zoning district N/A to proposed zoning district N/A

Proposed Application Type:

ZMAP _____
(Zoning Map Amendment Petition)

ZCPA _____
(Zoning Concept Plan Amendment)

SIDP X

ZMOD _____
(Zoning Ordinance Modification)

SPEX _____
(Special Exception)

SPMI _____
(Minor Special Exception)

CMPT _____
(Commission Permit)

ZRTD _____
Rt. 28 Rezoning to Current Zoning Ordinance

PLEASE SUBMIT 8 COPIES OF APPLICATION AND ALL REQUIRED INFORMATION
TO THE LAND USE REVIEW DIVISION MANAGER IN THE DEPARTMENT OF
PLANNING

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference

Pursuant to Article VI of the 1993 Zoning Ordinance, I request a pre-application conference to discuss my intentions with regard to this proposed application and any questions regarding the procedures or substantive requirements of the Zoning Ordinance. I understand that no matters discussed at this meeting shall be binding on either the applicant or the County.

Applicant's Signature [Signature] Date November 11, 2015

PRE-APPLICATION CONFERENCE
LOUDOUN HOSPITAL CENTER
SIGN DEVELOPMENT PLAN APPLICATION

November 12, 2015

Introduction

Loudoun Hospital Center, the owner of the 88 acre hospital campus located within the Lansdowne community is proposing a Sign Development Plan (SIDP) for its hospital campus on Route 7. Eventually, the hospital will consist of approximately 1.5 million square feet of hospital, medical office use and additional healthcare related facilities. The property is zoned to the PD-OP zoning district and is the subject of a series of zoning approvals.

Proposed Description of the Application

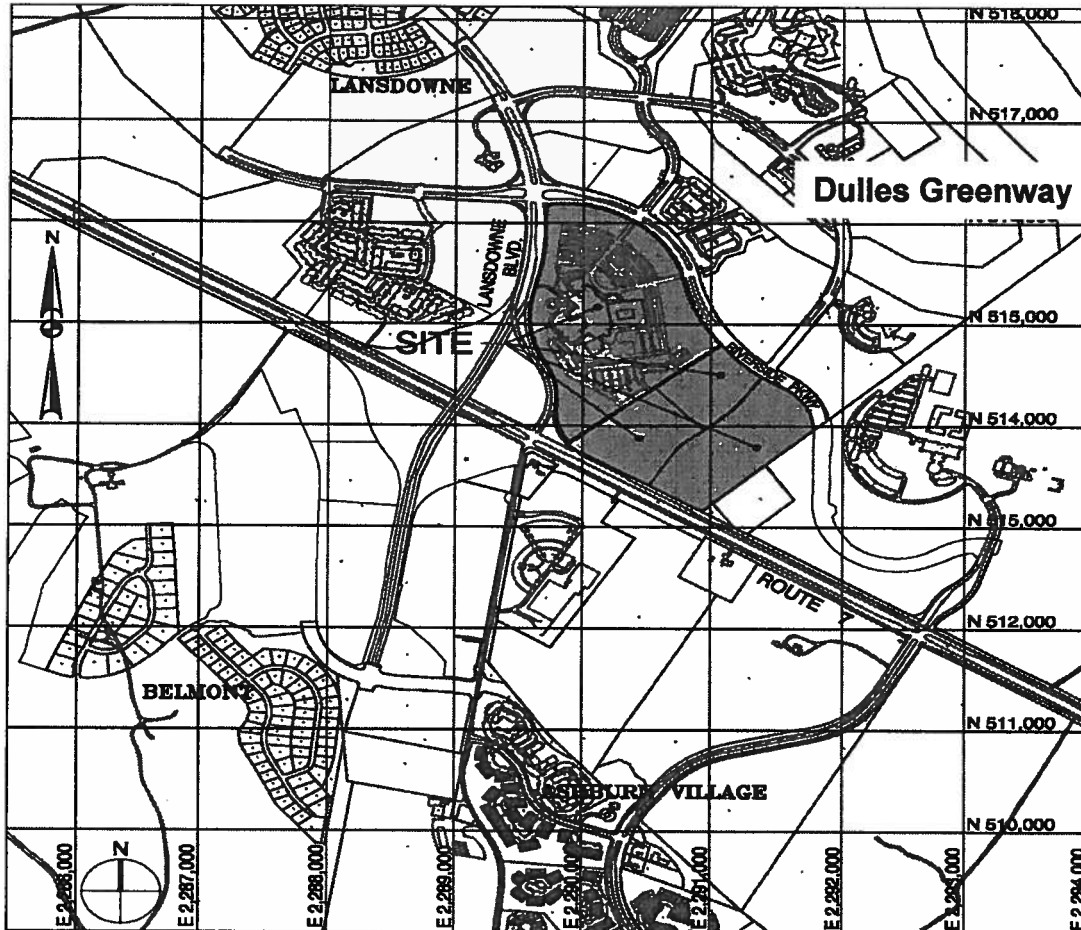
The Loudoun Hospital Center is an integral and expanding part of the County's healthcare infrastructure that will serve the healthcare needs of the citizens of Loudoun County. The purpose of the Sign Development Plan is to insure that the hospital is easily identified by all the patrons of the hospital to promote ease of access to the facility. Because the property does not have direct access from Route 7, the larger signs will serve a public purpose in identifying the hospital from the surrounding roadways.

The Sign Development Plan will include ground mounted signs that will identify the property on the surrounding streets such as Route 7, Lansdowne Boulevard, and Riverside Parkway. The ground mounted signs will have the unique Inova logo on the signs and will alert people to the location of the hospital. Additionally, there will be directional signs that will be located on the hospital property to direct patrons of the facility to either the emergency entrance or the visitor parking for the hospital. Further, there will be building mounted signs that will identify the hospital and will function as important identity signs for the visitors and patients for the site.

Items for Pre-Application Discussion

1. Is there a maximum number of signs that may be included as part of the Sign Development Plan?
2. Is there a need for the sign matrix that is suggested as part of the application checklist when compared to the permitted uses on the property, i.e., office use or some other commercial use?
3. Is there any possibility of securing a modification for an off-site sign that would be located on Route 7 that would identify the location of the hospital campus?
4. Does the Sign Ordinance govern the actual text or wording on the proposed signs?
5. What is the anticipated SIDP application review timeline?

**Lansdowne
Proposed Sign Development Plan**



**Loudoun Hospital Center Site
Lansdowne Land Bay P
PIN #082-19-1967-000
88 Acres**